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**FILE:** PA03-0031

**DATE:** August 15, 2003

**TO:** File/Record/Applicant

**FROM:** Bryan Speegle, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA03-0031 – An administrative Site Development Permit for the construction of a 70 unit multi-family residential complex within Planning Area 4-B of the Ladera Planned Community, consisting of a 70 two and three bedroom dwelling units, 179 off-street parking spaces and associated improvements.

**APPLICANT:** MBK Homes

Authorized Agent: Planning Solutions, Jay Bullock

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**I. NATURE OF PROJECT:**

This is an administrative site plan for the development of a 70 unit multiple-family residential development on Lot 6 of Tract 16271, within Planning Area 4-B of the Ladera Planned Community, by MBK Homes. The project site is 4.8 acres in area and proposed to be improved for 70 two and three bedroom residential units, 179 off-street parking spaces and associated site improvements.

The buildings within the project will consist of 16 multi-family residential buildings, consisting of four 3-plex buildings, six 4-plex buildings, two 5-plex buildings, and four 6-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, and 3. The plan 1 floor plan is a 2-bedroom unit, the plans 2 and 3 are each 3-bedroom units. Each building is in compliance with the minimum required setback of 10 feet from the project boundary. All buildings are in compliance with the multi-family building separation of 15 feet between each multi-family building. Each building must comply with the 35 feet height limit for residential districts of Ladera Planned Community. The project covers approximately 35% of the net project area and provides approximately 59% of the net project area as usable open space for pedestrian paseos, common courtyard areas, and passive outdoor activity areas that are connected to the adjacent arroyo open space area. The proposed project conforms to the applicable site development standards and design guidelines.

Lot "V" of Tract 16271 currently encumbers portions of the ultimate project site. However, as a result of the interim sewer lift station that is currently placed on Lot "V", Buildings 2 and 3 may not be constructed until Lot "V" is revised to become a portion of Lot 6 through a Lot Line Adjustment and the interim sewer lift station is removed from the site. Building 2 is a 3-plex building and Building 3

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is a 5-plex building. The site plan includes an insert depicting the interim sewer lift station situation without Buildings 2 and 3. A condition of approval is included that stipulates this requirement.

The project site is surrounded on two sides by public streets within Planning Area 4B with an open space pedestrian arroyo located to the east and north of the site. A shared recreation facility is also located to the north of the site. One ingress and egress point is provided for vehicles to the interior of the project site from the public street, Ethereal Road. Interior streets provide between 28-feet to 24 feet width and provide full access to each dwelling unit garages from the interior streets. The garages are setback a minimum of 3 feet from the curb line to provide the required maneuvering area out of each garage space.

Off-street parking is required to be provided in compliance with the Orange County Zoning Code Section 7-9-145 for multiple-family residential units utilizing the bedroom count method for calculating the number of parking spaces. Each unit provides an attached two-car garage. The buildings within the project will consist of four 3-plex buildings, six 4-plex buildings, two 5-plex buildings, and four 6-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, and 3. The plan 1 floor plan is a 2-bedroom unit, the plans 2 and 3 are each 3-bedroom units. The project is required to provide a minimum of 175 off-street parking spaces, per the bedroom count methodology of the Zoning Code. A total of 179 parking spaces, either in garages or in parking bays is provided within the project site. The proposed off-street parking is comprised of 140 garage spaces, two for each unit and 39 perpendicular parking stalls distributed throughout the project.

The project includes a preliminary landscape plan that is in compliance with the landscape/open space requirements of the development regulations. The project is required to provide a minimum of 10% open space within the project. The project site plan proposes a total of 59% open space area that is comprised of the parkway adjacent to the private interior street and courtyard areas between the buildings. In addition, care has been taken in the development of the landscape plan to ensure that the vehicle maneuvering areas remain unobstructed with the implementation of street trees and mailbox placements. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan through implementation of the project.

The proposal was distributed for review and comment to 6 County division for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

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## **II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.4 "Residential – Multiple Family" of the Ladera Planned Community Program Text.

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## **III. ENVIRONMENTAL DOCUMENTATION:**

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The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995 and Addendum PA 990109. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

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#### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad Brown, Chief  
CPSD/Site Planning Section

#### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

#### **ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval